

Prime Commercial on Highway 39
31650 Highway 39
Wanette, OK 74878

\$149,000
2± Acres
Pottawatomie County



**Prime Commercial on Highway 39
Wanette, OK / Pottawatomie County**

SUMMARY

Address

31650 Highway 39

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Commercial

Latitude / Longitude

35.015276 / -97.095303

Acreage

2

Price

\$149,000

Property Website

<https://whiteoakrealestate.com/property/prime-commercial-on-highway-39/pottawatomie/oklahoma/99258/>



Prime Commercial on Highway 39 Wanette, OK / Pottawatomie County

PROPERTY DESCRIPTION

This prime 2-acre property sits directly on the busy Highway 39 corridor in rural Pottawatomie County, offering excellent visibility and easy access for commercial or shop-related uses. The standout feature is a spacious 40x80 shop building that previously operated as a door and cabinet manufacturing facility-some equipment remains on-site and is available for separate purchase, providing a head start for anyone ready to resume woodworking, fabrication, storage, or similar operations.

A water well serves the property, with rural water also available at the road for added flexibility. An older mobile home exists on the site, but the seller assigns no value to it-focus instead on the land, highway frontage, and shop potential.

Location delivers convenience: just 20 minutes to Purcell for everyday needs and about one hour from Oklahoma City, making this a practical spot for business owners, contractors, or anyone seeking a rural setup with strong road exposure and commuting access.

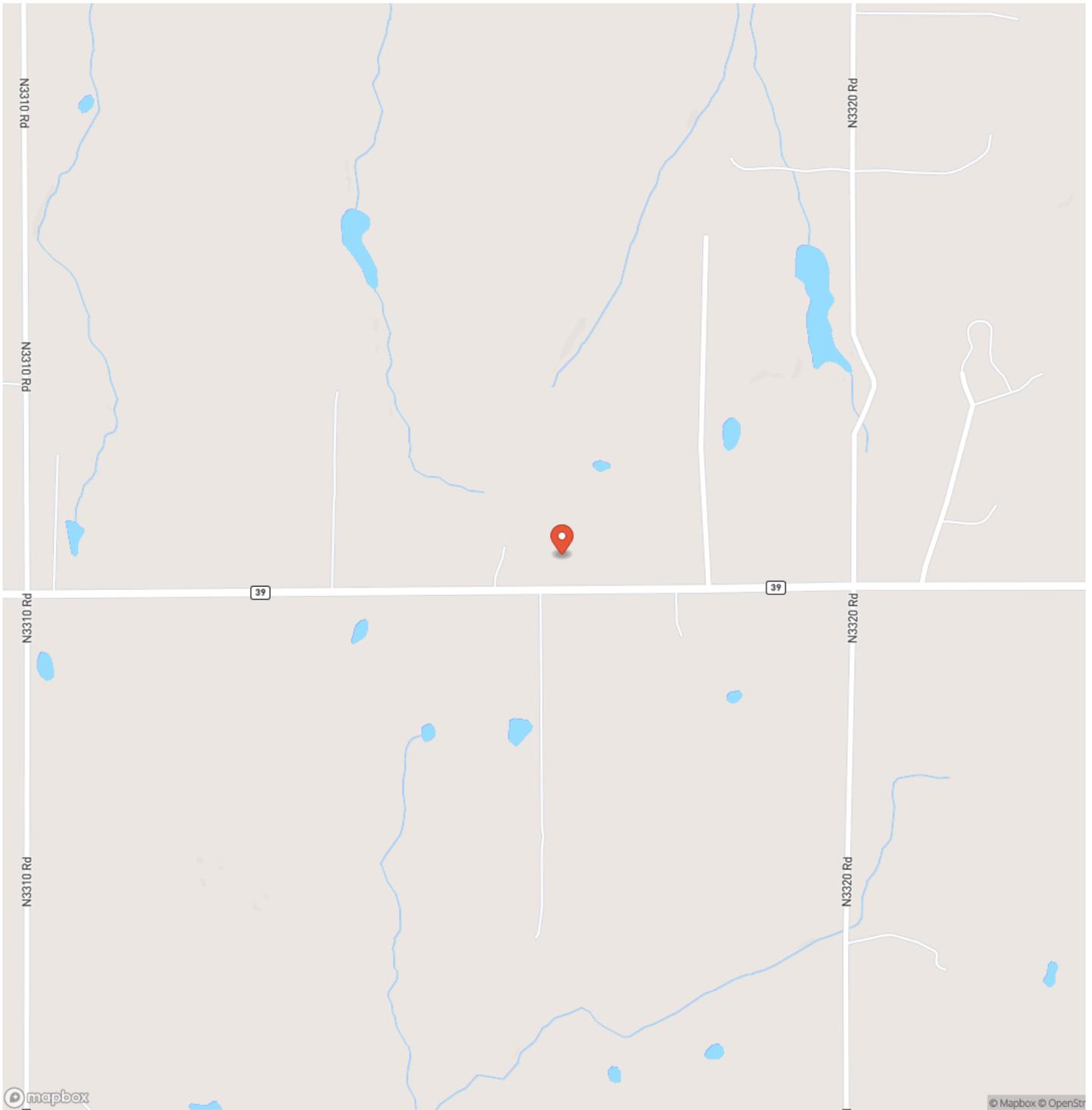
This is a versatile opportunity with room to build value through the expansive shop and high-traffic positioning.



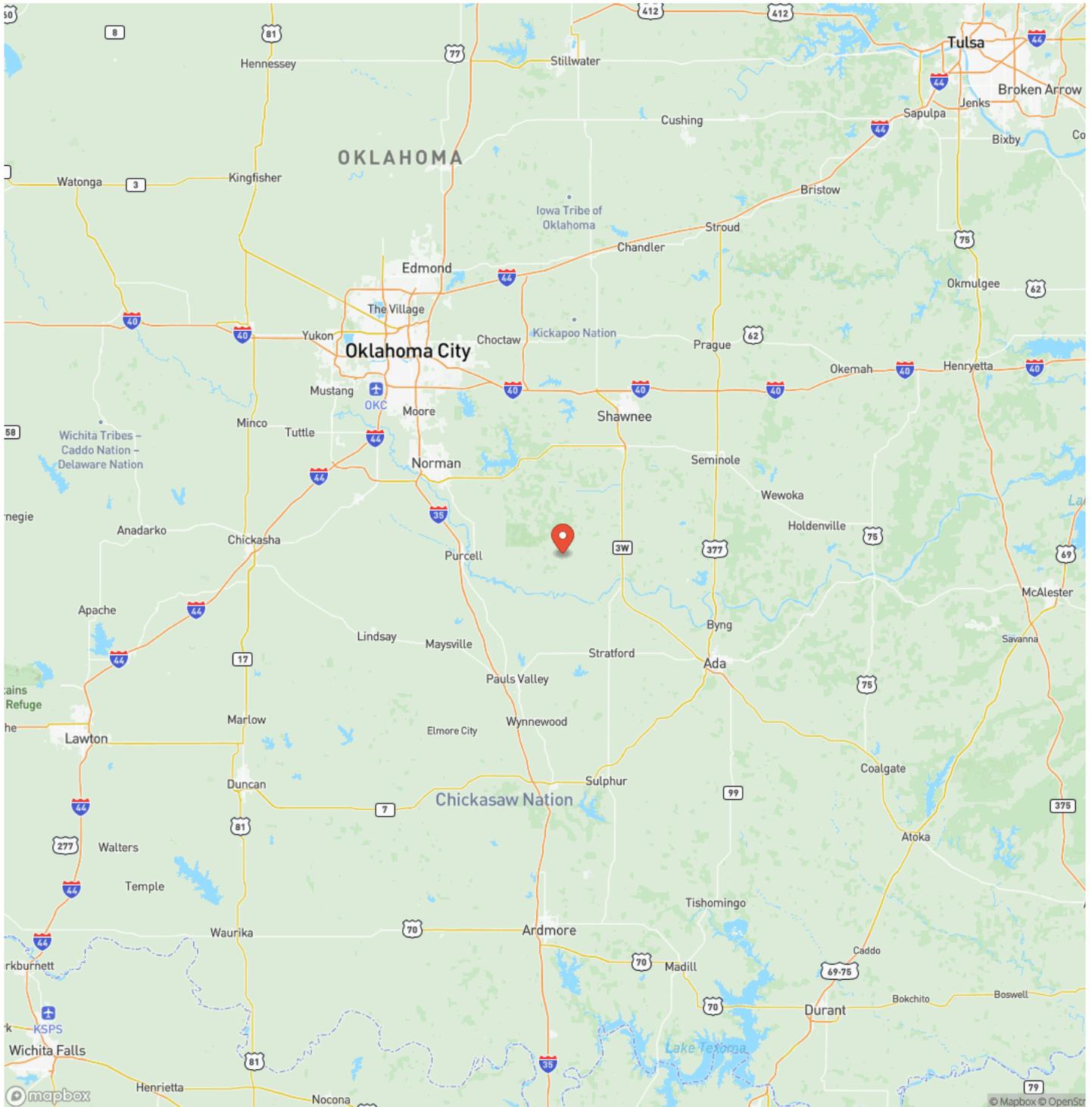
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Boundary lines are approximate and for illustrative purposes only. No representation or warranty is made as to accuracy. Buyer to verify all boundaries by independent survey



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